

## Pre-Construction

- All weather driveway access
- Temporary Fencing to secure construction site
- Silt Control Fencing as required

## External

- Concrete Slab "M" Class Moderately Reactive Soils
- Waffle Pod Slab Construction
- 90mm thick timber frames (as per plans)
- Granitgard Natural Termite Barrier & Certification
- Colourbond Metal Fascia, Guttering & Downpipes
- Quality Roller Doors to garage (with your choice of colour)
- Choice of bricks from selected PGH & AUSTRAL range
- Choice of Profiles & Colours of Concrete Roof Tiles
- Aluminium Windows with choice of Frame Colour
- Keyed locks to windows for your security
- Choice of Solid Front Door from selected range
- Bright Chrome Door Furniture to Front Entry door
- Deadlock to front entry door & laundry for added security
- Front & Rear Garden Taps - as per plan
- Tiled front step (threshold)
- Brick work with metal lintel above garage door opening for added strength as per plan (front only)

## Internal

- 68mm x 12mm Colonial Architraves & Skirtings with painted finish
- 90mm Cove Cornice throughout
- Paint finish to all internal walls, wide colour range to choose from
- Square Bevelled timber balustrade to stairs with painted finish (if applicable)
- All internal timber work painted in SEMI Gloss finish
- Quality flush doors throughout with painted SEMI Gloss finish
- Lever Handles in Bright Chrome to Passage & Robe Doors
- Built-in-Wardrobes to bedrooms (as per plan) with quality Flush hung doors
- Walk-in-Robe to Master Bedroom as per plan
- Door stops to all doors opening onto walls
- Spacious linen cupboard with shelving (as per plan)

## Electrical

- One light batten & one single power point per room
- Two single power points to main bedroom
- One TV point (6m coaxial cable allowance)
- Single power points throughout
- Smoke detector with backup battery (to Australian Standards)
- Earth Leakage Safety Switch to all power points

## Kitchen

- Choice of Quality POLYTEC Laminate easy clean square edge cupboard doors (wide variety of choices)
- Quality POLYTEC Laminate Bench top 180° Bullnose Round Edge (wide variety of choices)
- Selection of Door Handles
- Fully adjustable kitchen shelves
- Double bowl stainless steel kitchen sink with single drainer

- Chrome Flickmixer Tap flow regulated WELS 4 Star
- Tiled splashback from Benchtop to underside of overhead cupboards from selected range
- "Westinghouse" 600mm Gas cook top Stainless Steel^^
- "Westinghouse" Electric under bench oven Stainless Steel
- "Westinghouse" 600mm Re-Circulating Rangehood Stainless Steel

## Bathroom/Ensuite

- Custom Made Vanity (within Builders Range) in choice of colours;
  - Polytech - Standard Laminated - MATT Finish
  - Modern Design - DOORS ONLY
  - Polytec - SQUARE Laminated Benchtop - MATT Finish
  - Ceramic Inset Drop-In Bowl
  - Selection of Door Handles
  - TILED Hidden Kickboard for Off-The-Floor Look
- Chrome Flickmixer Tap flow regulated WELS 4 Star
- Mirror over vanity with a variety of frame colours
- White acrylic bath tub to bathroom - as per plan
- Tiled ledge to bathtub (as per plan)
- Exhaust fans to bathroom & ensuite
- Waterproofing to Wet Areas as required. Shower Hob Construction
- Aluminium Shower Screens with Clear laminated glass
- Quality Ceramic Tiles to floors, skirtings & 1.8m high to shower from selected range
- Quality ceramic soap holder, towel ring or rod, & toilet roll holder
- Dual-flush toilet suites in white WELS 4 Star
- Obscure Glazing to Bathroom & Ensuite Windows
- Rinnai Infinity Builders Gas Hot Water System^^

## Laundry

- Quality 42litre freestanding laundry tub cabinet with by-pass
- Chrome Flickmixer Tap flow regulated WELS 4 Star
- Washing machine provision, for hot & cold water
- Waterproofing including Floor waste included - if required
- Flush Solid external laundry door with deadlock
- Quality Ceramic Floor Tiles, Skirting Tile, & Splashback over tub from selected range

## Other

- 60 day firm tender
- Preparation & approval of construction plans, building specifications & Basix certificate
- Preparation of Structural Engineering plans.
- Payment of Local authority lodgement fees (single dwelling)
- Payment of single dwelling standard Sydney Water approval & inspection fees
- Contour Survey<sup>###</sup>
- House set out survey
- Certification by structural engineer of concrete piers & slab
- Scaffolding & safety rail as required
- Home Warranty & Construction Risk Insurance
- 3 month Maintenance Warranty
- 6 year Structural Warranty

CSB Homes reserves the right to revise, change & replace the above inclusions with items of the same value & quality as required.

<sup>^^</sup>Gas items - Only if gas is available to the property <sup>###</sup>Standard Vacant Blocks

### Village Square Display Home

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